

**NEWPORT BEACH ZONING ADMINISTRATOR MINUTES**  
**Council Chambers – 3300 Newport Boulevard**  
**Wednesday, August 29, 2012**  
**REGULAR HEARING**  
**3:30 p.m.**

1. **CALL TO ORDER** – The meeting was called to order at 3:30 p.m.

Staff Present: Brenda Wisneski, Zoning Administrator  
Javier S. Garcia AICP, Senior Planner

2. **MINUTES** of August 15, 2012

**Action:** Approved

3. **PUBLIC HEARING ITEMS**

- ITEM NO. 1** 121 Newport Center Drive LLA - Lot Line Adjustment No. LA2012-004 (PA2012-084)  
121 Newport Center Drive CD 5

Senior Planner Javier Garcia gave a brief overview of previous mapping history and of the proposed lot line adjustment applications, referenced in Item 1 and Item 2 of the agenda, to reconfigure the boundaries of existing parcels in Fashion Island. Lot line adjustment LA2012-004 will adjust the lot lines of three existing parcels. The revised parcel lines will accommodate the construction of a new commercial building (121 Newport Center Drive) and adjacent site improvements that include parking lot, landscape area and drive aisles. There will be no change in the number of parcels. The Zoning Administrator modified Condition of Approval No. 9 requiring recordation of the lot line adjustment prior to issuance of building permits, unless otherwise approved by the Director of the Community Development Department.

The Zoning Administrator opened the public hearing. Seeing that no one from the public wished to comment the public hearing was closed.

Zoning Administrator Wisneski approved the application, modifying Condition of Approval No. 9, and adopted the resolution stating that she agreed with the facts in support of the findings and conditions of approval for LA2012-004.

**Action:** Approved as modified

- ITEM NO. 2** 143 & 151 Newport Center Drive LLA – Lot Line Adjustment No. LA2012-005 (PA2012-086)  
143 & 151 Newport Center Drive CD 5

Senior Planner Javier Garcia gave a brief overview of both of the lot line applications, referenced in Item 1 and Item 2 of the agenda, to adjust the boundaries of existing parcels in Fashion Island. Lot line adjustment LA2012-005 will adjust the lot lines of four existing parcels. The revised parcel lines will accommodate the construction of two new commercial buildings (143 and 151 Newport Center Drive) and site improvements that include parking lot, landscape area and drive aisles. There will be no change in the number of parcels. The Zoning Administrator modified Condition of Approval No. 10 requiring recordation of the lot line adjustment prior to issuance of building permits, unless otherwise approved by the Director of the Community Development Department.

The Zoning Administrator opened the public hearing. Seeing that no one from the public wished to comment the public hearing was closed.

Zoning Administrator Wisneski approved the application, modifying Condition of Approval No. 10, and adopted the resolution stating that she agreed with the facts in support of the findings and conditions of approval for LA2012-005.

**Action:** Approved as modified

**4. PUBLIC COMMENTS ON NON-AGENDA ITEMS:**

None.

**ADJOURNMENT** – The hearing was adjourned at 3:40 p.m.

**The agenda for the Regular Hearing was posted on August 23, 2012, at 10:08 a.m. on the City Hall Bulletin Board located outside of the City of Newport Beach Administration Building and on the City's website on August 23, 2012, at 10:40 a.m.**

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Brenda Wisneski, AICP, Zoning Administrator

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